

010.0

0001

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

776,400 / 776,400

USE VALUE:

776,400 / 776,400

ASSESSED:

776,400 / 776,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|--------------------------|
| 11 | | WHITTEMORE ST, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|----------|------------------------|
| Owner 1: | NICOLICH JEFFREY P |
| Owner 2: | MIRANDA RESTITUTO G JR |
| Owner 3: | |

Street 1: 11 WHITTEMORE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: RAPPAPORT CATHERINE -

Owner 2: RAPPAPORT HUGH -

Street 1: 11 WHITTEMORE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

NARRATIVE DESCRIPTION

This parcel contains 3,559 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Wood Shingle Exterior and 1680 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 3559 | | Sq. Ft. | Site | | 0 | 80. | 1.48 | 1 | | | | | | | | | 421,417 | | | | | | 421,400 | |

Total AC/HA: 0.08170

Total SF/SM: 3559

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 421,417

Spl Credit

Total: 421,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

776,400 / 776,400

776,400 / 776,400

776,400 / 776,400

| | |
|-----------|------|
| User Acct | 8084 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | |
| 11/18/17 | |

!918!

USER DEFINED

| | |
|----------------|----------|
| Prior Id # 1: | 8084 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Date | Time |
| 12/10/20 | 16:37:18 |
| PRINT | |
| LAST REV | |
| Date | Time |
| 04/04/19 | 18:14:48 |
| mmcmakin | |
| 918 | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

| | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|---|-----|---------------------------|-------------------------|-------------|---------|---------------------------------------|------------|-----|-----|----------------------|------|-------|------------|------------|--------------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | |
| Type: 6 | - Colonial | | | Full Bath: 1 | Rating: Good | | | SCUTTLE HOLE. | | | | | | | | | |
| Sty Ht: 2 | - 2 Story | | | A Bath: 1 | Rating: | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: 1 | Rating: | | | | | | | | | | | | |
| Foundation: 2 | - Conc. Block | | | A 3QBth: 1 | Rating: | | | | | | | | | | | | |
| Frame: 1 | - Wood | | | 1/2 Bath: 1 | Rating: Average | | | | | | | | | | | | |
| Prime Wall: 1 | - Wood Shingle | | | A HBth: 1 | Rating: | | | | | | | | | | | | |
| Sec Wall: 1 | % | | | OthrFix: 1 | Rating: | | | | | | | | | | | | |
| Roof Struct: 1 | - Gable | | | OTHER FEATURES | | | | | | | | | | | | | |
| Roof Cover: 1 | - Asphalt Shgl | | | Kits: 1 | Rating: Average | | | 1st Res Grid Desc: Line 1 # Units: 1 | | | | | | | | | |
| Color: BLUE | | | | A Kits: 1 | Rating: | | | Level FY LR DR D K FR RR BR FB HB L O | | | | | | | | | |
| View / Desir: | | | | Fpl: 1 | Rating: Good | | | Other | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: 1 | Rating: | | | Upper | | | | | | | | | |
| Grade: C+ - Average (+) | | | | CONDOS INFORMATION | | | | Lvl 2 | | | | | | | | | |
| Year Blt: 1923 | Eff Yr Blt: | | | Location: 1 | | | | Lvl 1 | | | | | | | | | |
| Alt LUC: | Alt %: | | | Total Units: 1 | | | | Lower | | | | | | | | | |
| Jurisdct: | Fact: . | | | Floor: 1 | | | | Totals RMS: 7 BRs: 3 Baths: 1 HB: 1 | | | | | | | | | |
| Const Mod: | | | | % Own: 1 | | | | REMODELING | | | | RES BREAKDOWN | | | | | |
| Lump Sum Adj: | | | | Name: 1 | | | | Exterior: 1 | | | | No Unit RMS BRS FL | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | Interior: 1 | | | | 1 7 3 | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: GD - Good | 18. % | | | Additions: 1 | | | | | | | | | |
| Prim Int Wall: 2 | - Plaster | | | Functional: 1 | % | | | Kitchen: 1 | | | | | | | | | |
| Sec Int Wall: 1 | % | | | Economic: 1 | % | | | Baths: 1 | | | | | | | | | |
| Partition: T | - Typical | | | Special: 1 | % | | | Plumbing: 1 | | | | | | | | | |
| Prim Floors: 3 | - Hardwood | | | Override: 1 | % | | | Electric: 1 | | | | | | | | | |
| Sec Floors: 1 | % | | | Total: 18.6 % | | | | Heating: 1 | | | | | | | | | |
| Bsmnt Flr: 12 | - Concrete | | | CALC SUMMARY | | | | General: 1 | | | | Totals 1 7 3 | | | | | |
| Subfloor: | | | | Basic \$ / SQ: 125.00 | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | Size Adj: 1.27499998 | | | | | | | | | | | | | |
| Electric: 3 | - Typical | | | Const Adj: 0.98990101 | | | | | | | | | | | | | |
| Insulation: 2 | - Typical | | | Adj \$ / SQ: 157.765 | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 77750 | | | | | | | | | | | | | |
| Heat Fuel: 1 | - Oil | | | Grade Factor: 1.10 | | | | | | | | | | | | | |
| Heat Type: 3 | - Forced H/W | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | |
| # Heat Sys: | | | | NBHD Mod: 1.00 | | | | | | | | | | | | | |
| % Heated: 100 | % AC: 1 | | | LUC Factor: 1.00 | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | Adj Total: 436109 | | | | | | | | | | | | | |
| % Com Wall: | % Sprinkled: | | | Depreciation: 81116 | | | | | | | | | | | | | |
| | | | | Depreciated Total: 354993 | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: 1 | Model: 1 | Serial #: 1 | Year: 1 | Color: 1 | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | PARCEL ID 010.0-0001-0010.0 | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| More: N | Total Yard Items: | | | | Total Special Features: | | | | Total: | | | | | | | | |